



**Board of Directors** | 931 Yonge Street  
Toronto M4W 2H2

Page 1 of 8

The Board of Directors of the Toronto Community Housing Corporation met on January 30, 2009 in the Ground Floor Boardroom at 931 Yonge Street, Toronto at 1:38pm.

<b>Directors present:</b>	Mr. David Mitchell, Chair Ms. Zahra Dhanani Councillor Paula Fletcher Councillor Suzan Hall Ms. Michelle Joseph Mr. Greg Kalil Mr. Dan King Ms. Carol Osler Councillor Anthony Perruzza Ms. Sheerin Sheikh Mr. Ron Struys Ms. Catherine Wilkinson	<b>Regrets:</b>	Councillor Giorgio Mammoliti Ms. Michelle Joseph
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**Also present:** Mr. Derek Ballantyne, Chief Executive Officer  
Mr. Harold Ball, Vice President, Human Resources  
Mr. Gordon Chu, Chief Financial Officer and Treasurer  
Mr. Ian Fichtenbaum, Director Asset Management  
Mr. John Fox, General Counsel - Development  
Ms. Kristin Jenkins, Vice President, Public Affairs and Communications  
Mr. Hugh Lawson, Director Corporate Governance  
Ms. Keiko Nakamura, Chief Operating Officer  
Mr. Howie Wong, General Counsel

The Chair, Mr. David Mitchell called the meeting to order, and Elora Nichols served as recording secretary.

**DECLARATION OF CONFLICT OF INTEREST**

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The Chair requested members of the Board of Directors to indicate any Public Agenda Item in which they had a conflict of interest, together with the nature of the interest. None were declared.

**MINUTES      CONFIRMATION OF PUBLIC MINUTES OF THE TORONTO  
COMMUNITY HOUSING CORPORATION FOR DECEMBER 8, 2008**

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*Motion carried*      **ON MOTION MADE** by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors adopted the above-captioned minutes without amendment.

**APPROVAL OF PUBLIC AGENDA**

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*Motion carried*      **ON MOTION MADE:**

the Agenda was amended by moving Items 1A "Presentation respecting Branding" and Item 7 "West Don Lands Update" to the *in camera* portion of the agenda.

**ITEM 1      REAL ESTATE ASSET INVESTMENT STRATEGY  
UPDATE      TCHC:2009-15**

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*Motions carried*      The Board of Directors had before it the above-captioned report (TCHC:2009-15) from the Chief Executive Officer recommending that the Board of Directors:

- (1) that the CEO report to the Board of Directors, within six (6) months, on an implementation plan for the sale and replacement of up to 371 housing units as identified in the Real Estate Asset Investment Strategy as presented to the Board and:
  - a) provide options and feasibility for the re-use of properties for low and moderate income purposes, including partnership opportunities;
  - b) that a plan that outlines the options and opportunities for re-housing tenants in properties that are designated for sale and replacement including consideration of special needs;

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- c) that a tenant engagement and communication strategy be implemented for those tenants living in units that will be sold; and
  - d) that the financial impact for Toronto Community Housing in each option be presented.
- (2) that staff be authorized to proceed with the repair and re-use of properties currently vacant and designated for re-use as Toronto Community Housing units.

**DEPUTATIONS:**

The following deputations were made respecting Item 1:

Ms. Ann Fitzpatrick - Housing Action Now  
Ms. Kaye Bromfield - SOS Committee  
Ms. Rosie Da Silva - Save our Homes  
Mr. Rick Davies - Tenant  
Ms. Karen S. Bach, Director -Yonge Street Mission's Evergreen Centre for Street Youth  
Ms. Pat McKendry - tenant  
Ms. Melanie Peters – tenant  
Ms. Susan Gapka – tenant representative  
Ms. Susan Gauvin - tenant  
A written deputation from Mr. Bryan McCarey was distributed

The Chair, on behalf of the Board thanked the deputants for addressing the Board.

**ON MOTION MADE** by Ms. Sheerin Sheikh, seconded by Mr. Greg Kalil:

the Board of Directors adopted the report without amendment.

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**ITEM 2**                      **PROPOSED 2009 SCHEDULE FOR BOARD OF DIRECTORS AND COMMITTEE MEETINGS**                      TCHC:2009-17

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*Motions carried as amended.*

The Board of Directors had before it the above-captioned report (TCHC:2009-17) from the Chief Executive Officer recommending that the Board of Directors approve the proposed meeting dates for the Board of Directors and Committees of the Board for 2009 as identified in the attachment.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Ms. Sheerin Sheikh, the Board of Directors made a further recommendation as follows:

“that the Secretary canvas the Board for availability for 4 Workshops in 2009, that the September 25 and November 6 Board meetings be rescheduled to 1:30pm and the revised Board dates be distributed to the Board”

and adopted the report as so amended.

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**ITEM 3**                      **ATTENDANCE AT 2009 CONFERENCES**                      TCHC:2009-13

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*Motions carried*

The Board of Directors had before it the above-captioned report (TCHC:2009-13) from the Chief Executive Officer recommending that the Board of Directors:

- (1) direct the Corporate Secretary to poll the Board for interested members for each conference;
- (2) direct the Chair to assign conference spots to directors based on interest, previous conference attendance, availability and budget;
- (3) approve a budget of \$38,000, for conference attendance in 2009 and a per diem of USD \$65 per day for international conferences, CND \$55 per day for Canadian conferences per Director in addition to conference registration, travel and accommodation where required; and
- (4) authorize the appropriate Toronto Community Housing staff to give effect to the above approvals.

**ON MOTION MADE** by Mr. Ron Struys, seconded by Councillor Suzan Hall:

the Board of Directors approved the report without amendment.

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**ITEM 4                    COMMUNITY MANAGEMENT PLAN –                    TCHC:2009-16**  
**OUTCOMES AND MEASURES**

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*Motions  
carried*

The Board of Directors had before it the above-captioned report (TCHC:2009-16) from the Chief Executive Officer recommending that the Board of Directors:

- (1) approve the attached measures for the quarterly performance reports to the City Building Committee, Communities Committee and Finance Committee on the following strategic priorities:
  - a. Maintaining and Sustaining Assets,
  - b. Investing in Communities and Tenants,
  - c. Quality Housing Services, and
  - d. Strong Business and Operational Performance.

**ON MOTION MADE** by Ms. Carol Osler, seconded by Councillor Suzan Hall:

the Board of Directors approved the report without amendment.

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**ITEM 5                    ENDORSEMENT OF DEFINITION OF FAMILY                    TCHC:2009-12**

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*Motion carried*

The Board of Directors had before it the above-captioned report (TCHC:2009-12) from the Chief Executive Officer recommending that the Board of Directors endorse the definition of family as proposed by Family Services Toronto *that it is two or more people, related by blood, marriage, adoption or commitment to care for one another*, and that this be communicated as outlined in this report.

**ON MOTION MADE** by Ms. Carol Osler, seconded by Mr. Dan King:

the Board of Directors adopted the report without amendment.

<b>ITEM 6</b>	<b>REPORT ON THE POTENTIAL IMPACT OF THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT</b>	TCHC:2009-14
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*Motions carried*

The Board of Directors had before it the above-captioned report (TCHC:2009-14) from the Chief Executive Officer recommending that the Board of Directors:

- (1) direct the CEO to provide comments to the Government of Ontario through the public consultation process on the impact to Toronto Community Housing of the proposed Information and Communications Standard related to the cost and organizational impact of implementing these standards; and
- (2) direct the CEO to advocate for government funding to implement the standards under the Accessibility for Ontarians with Disabilities Act in co-ordination with housing sector organizations and others.

**ON MOTION MADE** by Mr. Greg Kalil, seconded by Ms. Carol Osler:

the Board of Directors adopted the report without amendment.

<b>ITEM 7</b>	<b>WEST DON LANDS UPDATE</b>	TCHC:2009-18
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*Deferred to In Camera Agenda*

The above captioned report was dealt with on the “*in camera*” Agenda.



**ITEM 11                    ORGANIZATION COMMITTEE MINUTES –**  
**NOVEMBER 17, 2008** TCHC:2009-10

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*Motion carried*    The Board of Directors had before it the above-captioned minutes (TCHC:2009-10) from the Organization Committee recommending that the Board of Directors receive the minutes for information.

**ON MOTION MADE** by Councillor Suzan Hall, seconded by Ms. Carol Osler:

the Board of Directors received the minutes for information.

**IN CAMERA PROCEEDINGS**

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*Motion carried*    **ON MOTION MADE** by Mr. Ron Struys, seconded by Councillor Paula Fletcher:

the Board of Directors resolved to meet “*in camera*” to consider items A, A1, B, C, D, E, F, H, I and J (7)

**PUBLIC PROCEEDINGS**

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*Motion carried*    At 4:26 pm the Chair announced the resumption of the public proceedings and the public meeting reconvened at that time.

**ON MOTION MADE** by Ms. Catherine Wilkinson, seconded by Mr. Dan King:

the Board of Directors ratified the actions authorized during the “*in camera*” meeting.

**ADJOURNMENT**

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The meeting of the Board of Directors was adjourned at 4:27 p.m.

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Secretary

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Chair